

SALE RECALLS INTERESTING WILL

To Auction House Belonging to the Frank J. Ransom Estate.

OTHER CHOICE SITES AMONG OFFERINGS

List Includes Parcels in the Theatrical, Hotel and Pennsylvania Station Sections.

Joseph P. Day will sell at public auction on his next special sales day, on Thursday, March 26, at the exchange salesroom, No. 14 Vesey street, the four-story brownstone front dwelling on a lot 25x52 feet, at No. 15 West 21st street. The announcement recalls the interesting will of Frank J. Ransom, a rich bachelor and member of an old Knickerbocker family, whose estate the property will be sold. By the will of Mr. Ransom, \$50,000 was left to the Church of the Holy Communion, \$10,000 to his physician, \$5,000 to his aunt and \$1,000 to each of his two servants. On their death the \$50,000 was to go to the Society for the Relief of Crippled Children.

The property is to be sold at absolute auction sale by order of Robert A. P. Dayton, executor, and is between Fifth and Sixth avenues in the midtown lot zone, in a block that is almost entirely occupied by tall loft buildings. The small building to be offered at auction is between an eleven and twelve story structure, and offers an excellent opportunity for remodeling as a restaurant or other business property.

Another interesting property that will be sold on the same day is a plot in the White Light District, in 5th street, near Broadway.

It is 61.8x100.1 feet, and is occupied by three small buildings, Nos. 124, 126 and 128 West 45th street. It is across the street from the Lyceum Theatre, in the same block as the St. James Hotel. Near the property, on either side, are the Belmont and Hamilton hotels, and directly behind it, facing in 4th street, are the Belasco and Hudson theatres and the Grand and Dunlop hotels. The New York Theatre occupies the whole block front on the east side of Broadway, between 14th and 45th streets. Many other theatres, the Hotel Astor and the Longacre Building are in the immediate vicinity. Little cash is needed to purchase this property, as the owners have arranged to allow up to 50 per cent of the purchase price to remain on mortgage.

There will also be offered two four-story tenement houses, on a plot 32x28 feet, in the Pennsylvania Terminal zone. The property is at Nos. 312 and 314 Eighth avenue, and adjoins the north-east corner of 27th street. Both of the houses are in excellent condition. The eighth avenue surface cars pass the property.

At bankruptcy sale Mr. Day will sell No. 35 West 33d street, near Central Park, a three-story and basement brick private dwelling house, on a lot 26x50 feet, and at liquidation sale No. 125 West 11th street, between Lenox and Seventh avenues, a three-story and basement stone-front private dwelling house, on a lot 20x100.11 feet, besides a plot 65x105 at No. 421 Ninth avenue, between Brandon and Cleveland avenues, Richmond Hill, Long Island, occupied by a two and a half story-frame dwelling, containing two families, each having eight rooms and bath.

SUGGESTIONS FOR OWNERS

Strong Associations Should Constantly Guard Interests.

By John Finck.

Real estate holders and brokers have heretofore been more or less pacific and have permitted the onslaught on real estate to go unheeded.

Strong organization and persistent agitation through the newspapers would accomplish much in repelling the excessive and continued burdens on real estate. Mortgages should be made to exempt from taxation, as it simply means double taxation and an additional hardship and penalty on the borrower.

In the face of prevalent conditions I have nevertheless succeeded in securing many mortgage loans, and find that despite the apparent scarcity of mortgage money there has been a continued healthy market, which has been and is ready to absorb all applications possessing merit.

The tendency to underrate the credit and prestige of the great City of New York is one that should be discouraged, as its financial stability, considering its valuable possessions, cannot be questioned. Central Park alone has a value that would almost of itself offset the city debt.

Our various departments are unexcelled and humanely perfect, and nothing is left undone that will tend to the comfort, protection and welfare of a cosmopolitan citizenship.

GROWTH OF LONG ISLAND

166 Per Cent Increase in Commuters in Nine Years.

Interesting statistics showing the growth in travel on the Long Island Railroad in the last five years are given in the March issue of "The Bulletin," published by the Chamber of Commerce of the Borough of Queens. The article says: "Lying within a radius of five to fifteen miles from the business sections of Manhattan and Brooklyn is the great suburban zone of the Borough of Queens. It is one of the most wonderful residential sections in the world. The growth in population in the last few years has been enormous as is shown by the following figures of passengers entering and leaving the three principal terminals:

"The total number of passengers carried on the Long Island Railroad increased from 12,537,649 in 1909 to 49,656,181 in 1913, or an increase of 296 per cent in fourteen years.

"The total number of commuters increased from 76,644 in 1905 to 230,486 in 1913, or an increase of 196 per cent in nine years.

While the passenger traffic from both the Pennsylvania station and Flatbush station has increased, the number of passengers from the Long Island City station has decreased, due to the opening of the Pennsylvania station and the Queensboro bridge. It is expected, however, that with the opening of the Steinway Tunnel within the next year the passenger traffic at the Long Island City station will again increase.

NEW BUILDINGS FOR 79 CITIES

Big Falling Off in Plans for Manhattan for Last Month.

SUBSTANTIAL GAIN MADE IN BROOKLYN

Report Shows Loss for the Bronx and Queens Over Same Month Last Year.

Permits issued for new buildings in February, according to reports received by "The Review" from seventy-nine leading cities in the United States, called for the expenditure of \$1,232,371, a decrease of 11.2 per cent as compared with the total of \$1,375,138 granted by those centres for the same month last year. Notwithstanding this loss, however, the exhibit is not altogether unfavorable, as the indifferent comparison is mainly due to the sharp contraction in greater New York, where the aggregate was only \$629,880, as against \$1,211,255, a decrease of no less than 48.6 per cent. By far the most pronounced falling off appears in the Borough of Manhattan, although the returns by the Bronx and Queens are also much smaller than a year ago, presenting quite a contrast to the substantial gains made by Brooklyn. The total of all the outside cities amounts to \$34,725,671, against \$32,214,832, an increase of 7.4 per cent. Gains and losses are about equally divided, the former numbering 35 against 9 for the latter, so that conditions outside New York seem to be fairly favorable. Baltimore, Detroit, Kansas City, Pittsburgh and San Francisco report marked improvement at Chicago, Dallas, Fort Worth, Minneapolis, Philadelphia, St. Paul, Toledo, Washington and some other points. For the year to date permits issued for new buildings show a falling off of 20.6 per cent. The figures in detail follow:

	1914.	1913.
February	\$1,232,371	\$1,375,138
January	\$1,375,138	\$1,375,138
December	\$1,375,138	\$1,375,138
November	\$1,375,138	\$1,375,138
October	\$1,375,138	\$1,375,138
September	\$1,375,138	\$1,375,138
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